



## MEMORANDUM

**To:** Town Council

**From:** Darren K. Coffey, AICP  
Housing & Community Development Manager

**Date:** October 22, 2004

**Subject:** Contract for Substantial Reconstruction of 506 Woolwine Street

Council's October 26<sup>th</sup> Consent Agenda includes a request to approve a contract to substantially reconstruct (tear down and rebuild) the house at 506 Woolwine Street. This house is co-owned by the occupant, Ms. Faith Christian, and her three siblings. Ms. Christian is a qualified low-moderate income participant in the town's Roanoke-Lee Street Comprehensive Community Development Program. The house has been determined by the Housing Rehabilitation Specialist, Jim Gray, to be unfit for standard rehabilitation. The town's Building Official, Cathy Cook, found the house to be unsafe for continued habitation due to severe structural concerns. As the Project Manager, I concur with both of these assessments. These conclusions qualify the structure for substantial construction under the Town's new Housing Rehabilitation Program Design (also on this agenda for approval).

The Historic/Design Review Board approved the project on September 27<sup>th</sup> and the Board of Zoning Appeals approved three needed variances on October 13<sup>th</sup>. The Housing Advisory Board has recommended that Council consider approving the contract for \$61,600.

If you have any questions regarding the contract or would like to see a full copy of the contract, please contact me at 951-4337 or [dcoffey@blacksburg.gov](mailto:dcoffey@blacksburg.gov).